

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

Oil fired central heating.

We would respectfully ask you to call our office before you view this property internally or external.

MPO/MPO/OK/03/25

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

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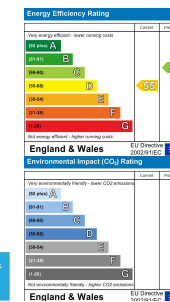


Llysdwyrain Clynderwen, Pembrokeshire, SA66 7NA

- Detached House
- No Forward Chain
- Ample Driveway Parking
- Ample Living Accommodation
- Oil Fired Central Heating
- Three Bedrooms
- Generous Size Garden
- Workshops
- Close To Amenities
- EPC Rating: D

£295,000

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The Agent that goes the Extra Mile





NO FORWARD CHAIN Presenting a substantial detached three bedroom house positioned in generous grounds with ample driveway parking and workshops. The property offers ample accommodation, making this the perfect family home, although in need of some updating, early viewing is highly recommended to appreciate this outstanding property which is full of charm and character. The accommodation briefly comprises: Entrance hallway, cloakroom, 23ft lounge (approx), kitchen, dining room, three bedrooms and bathroom. Externally: Extensive garden, workshops, Greenhouse, ample driveway parking, certainly a gardeners paradise.

LOCATION:
Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store. Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife. Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum.



Entrance Hallway

Bedroom

Lounge

Bathroom

Cloakroom

Kitchen

Dining Room

FIRST FLOOR

Landing

Bedroom

Bedroom



DIRECTIONS

From the town the town of Narberth get onto the A40 and head into Clynderwen on the A478. Just after entering Clynderwen pass the turning on the right hand side for Heol y Gaer. Continue a short distance further until reaching the property on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.